| 094.0 | 0002 | 0030.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 812,500 / | 812,500 |
| | | | | | USE VALUE: | 812,500 / | 812,500 |
| | | | | | ASSESSED: | 812,500 / | 812,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 13 | | AERIAL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | PAQUETTE ISAAC & AMMI-JOAN | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 13 AERIAL ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NYBERG JONATHAN M & - |
| Owner 2: | GERVAIS MICHAEL - |
| Street 1: | 13 AERIAL ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Vinyl Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8000.000 | 350,500 | | 462,000 | 812,500 |
| Total Card | 0.184 | 350,500 | | 462,000 | 812,500 |
| Total Parcel | 0.184 | 350,500 | | 462,000 | 812,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.38 | /Parcel: 472.3

**Legal Description**

**User Acct** 61505

**GIS Ref**

**GIS Ref**

**Insp Date** 05/23/17

Entered Lot Size

Total Land:

Land Unit Type:

!7723!

## PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0030.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 350,600 | 0 | 8,000. | 462,000 | 812,600 | 812,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 259,900 | 0 | 8,000. | 468,600 | 728,500 | 728,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 259,900 | 0 | 8,000. | 349,800 | 609,700 | 609,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 192,200 | 0 | 8,000. | 316,800 | 509,000 | 509,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 192,200 | 0 | 8,000. | 303,600 | 495,800 | 495,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 187,200 | 0 | 8,000. | 257,400 | 444,600 | 444,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 187,200 | 0 | 8,000. | 244,200 | 431,400 | 431,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 187,200 | 0 | 8,000. | 232,300 | 419,500 | 419,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:20:06 |

**LAST REV**

| Date | Time |
|---|---|
| 07/11/17 | 09:04:26 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7723

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NYBERG JONATHAN | 68326-365 | | 11/1/2016 | | 758,000 | No | No | | |
| KINNAMON JEFFRE | 67407-524 | | 6/10/2016 | Change>Sale | 525,000 | No | No | | |
| WILSON ALBERT F | 51744-351 | | 9/30/2008 | Change>Sale | 345,000 | No | No | | |
| | 9544-508 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 61505 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/17/2016 | 812 | Add Bath | 34,000 | | | | | redo Kitch Add mas |
| 5/19/2016 | 644 | Insulate | 1,800 | | | | | INSULATE |
| 10/21/2008 | 1317 | Addition | 92,000 | C | | G10 | GR FY10 | 16X22 2 STORY ADD |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/23/2017 | Meas/Inspect | DGM | D Mann |
| 5/23/2017 | Permit Visit | DGM | D Mann |
| 3/15/2017 | SQ Returned | EMK | Ellen K |
| 6/18/2009 | Info Fm Prmt | BR | B Rossignol |
| 12/31/2008 | Measured | 336 | PATRIOT |
| 6/26/2000 | Inspected | 263 | PATRIOT |
| 5/2/2000 | Missed Appt. | 276 | PATRIOT |
| 4/7/2000 | Missed Appt. | 264 | PATRIOT |
| 1/27/2000 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8000 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 5 | | | | | | | | | 462,000 | | | | | | 462,000 | |

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.26046515 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 155.967 |
| Other Features: | 95000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 392991 |
| Depreciation: | 42443 |
| Depreciated Total: | 350548 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

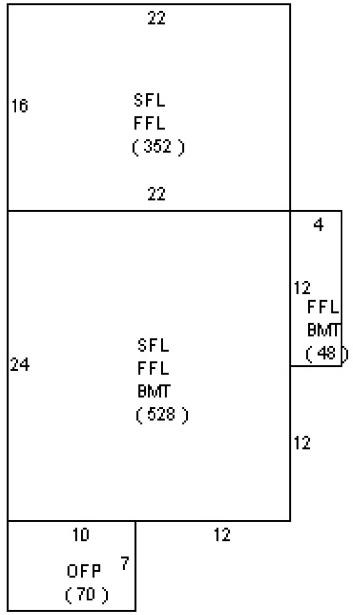
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 155.97 |
| Special Features: | 0 | Val/Su Net: | 148.14 |
| Final Total: | 350500 | Val/Su SzAd | 203.78 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 928 | 155.970 | 144,737 |
| SFL | Second Floor | 792 | 155.970 | 123,526 |
| BMT | Basement | 576 | 46.790 | 26,951 |
| OFP | Open Porch | 70 | 39.670 | 2,777 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,366 | | Total: | 297,991 | |
| Size Ad | 1719.9999 | Gross Are | 2454 | FinArea | 1720 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

094.0-0002-0030.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|